

## Planning and Construction

Town Hall Room 204

July 17, 2018

4:30 p.m.

PRESENT: Jean Wall, Joe Ruggeri, Bill Childs, Nancy Hazard, John Andrews, Amy McMahan.

ALSO PRESENT: Lindsay Rowe, Carole Collins, Mayor William Martin

Call to Order: 4:34 pm - Jean Wall, Chair

Introduction of Amy McMahan with overview of committee's role as thinktank for planning and construction projects through town.

Minutes - June

N.H. had a few updates to them - one typo "should be better understood." Add "S.H." volunteered to research other towns and how their Planning and Construction committee has recommendations that move forward to Capital Improvement budgets. In 3G add the word "annual" agenda calendar.

N.H. motion to approve as amended. Second by J.A.

Vote: 5 in favor, one abstention (A.M.)

The Committee wants to find ways to improve information to the public and liaise with building committees.

Will discuss the Public Safety Complex out of order while the Mayor is here.

Public Safety Complex

The Town RFPd for a lease. Originally was negotiating a renovation of a current building, however the cost was prohibitive and the owner decided to look at a new build. Location for the respondent is Wells/114 Main. Two key parts - it's not a public construction project and 2. As it's a lease, we're working on making the lease fit the

current cost of dispatch (as Greenfield is working to join State dispatch and then Greenfield will no longer have expenses related to dispatch). State dispatch will move into this building and build their own space within the walls and they'll pay their own utilities. The next step in the process will be to finalize negotiations with the landlord for costs.

What if we don't do this? Police Station has bad HVAC systems, isn't up to date on codes. How do we know? We've been working to get the police department accredited and during this process we've found deficiencies. We'll have three years to comply (could be 4-6 Million to upgrade).

Fire Department is a 1930s building which was renovated in the 90s with a 20-year renovation. The updated structural report says that renovations would be out-of-date as soon as it's completed. Would need 8-10 million for an out-of-date building. Plus, the fire department would be crowded on the property with the new library.

We've had a few groups to discuss the lease negotiations and information public meeting at the Community Center on July 25th. The resolution presented to Town Council in June will be discussed at August meeting.

What are the current costs and savings with the new building?

The town is leasing, so there is no large down payment and we're taking on a rental which is offset in the operating budget. Looking at about a \$20 million building with a revenue neutral impact on town. Local bank will provide financing.

This public-private partnership is a new way of building and promotes regionalization.

The cons are money, you want the developer to be able to construct. What about prevailing wage? We're only interested in space, so the builder gets to provide the means that satisfy us. So, the Town can't tell them what to build. The building will be a shell, so it could be cut up into lots of different things if the developer want to in the future.

Clarify that State dispatch will build out there own space and pay their own utilities.

What ability do we have to specify the heating ratings? We can't dictate specifics.

The committee is invited to ask questions at the Public Meeting at 6 p.m. on July 25t.

Is this a chicken-egg thing with the library?

Library has some time before it will break ground, so there is some time to finalize and build.

Cities generally want 5-10% of their operating budget in debt. The bonds are cheap money. These projects last a long time and are great for the community.

We have water and sewer projects to fix and we're hoping that to meet the new treatment requirements we won't have to spend \$50 million on new treatment plants.

Do we have a new DPW director? Job description is in review and will be posted shortly.

### Parking Garage Updates

Garage looks great with all the bas reliefs. Unfortunately, the woman who made sure that the reliefs were saved, Marsha Stern, died last week. Cartelli Toyota was kind enough to donate and remove the reliefs. Each floor has a different relief, so you can tell what floor you left your car on. We've got great news on EV chargers, 100% reimbursed by Eversource - installation, etc. The electric for the chargers will be a town account. We're working on solar for after the opening.

There'll be a small "pocket park" with an information kiosk on Dexter Marsh (dinosaurs) and Lorenzo ? (bees). There will be a meandering walkway and a dinosaur print sculpture "original replicas" - the artist, Thor, did the money tree ATM near Big Y.

The Garage is currently on-time and under-budget.

N.H. Landscaping had a "living wall" at one point, but WM can't remember this and it's not in the plan right now.

The architects want to do spandrials on the side, but it's an expensive concept at \$70,000. An alternative is a semi-permanent hanging in vinyl. However it's got to be replaced, and that may be more expensive in the long-run.

180 Laurel Demolition

The building has been demolished. The slab is currently there. We've had hazardous materials testing done and it was in conjunction with Honeywell. We discovered PCBs, specifically Arclor 1080. This needs to be cleaned for the slab to be removed for the sale of the 15 acres to the Holyoke company.

### Town Hall Energy Upgrades

August 31st is the goal for completion. The mini-split installation has been going smoothly. Every room has a mini-split except for bathrooms. This will have a much lower operating cost.

### John Zon Community Center

The Community Garden is being worked out. It's on hold until there is a person who becomes a point person. Certainly won't be for this growing season. The area has been delineated and soil has been added.

The landscaping is guaranteed for a year, but they lost about  $\frac{3}{4}$  of the plants in the heat wave. They'll be replacing them with different species.

There are a few things that are waiting on, some acoustical design panels, water wall, etc. The roof tiles are resolving themselves, but we're waiting to see how it settles moving forward.

Will there be PV for the roof? There's not an incentive program out now. We're working on incentive programs to determine this.

### 188 Main Street

"Old Luck Nails" - the Town received \$85,000 from Town Council, the MassDOT rail division will pay up to \$500,000 for demolition, as they don't want it falling on the track. Estimates are \$200,000 for demolition, \$300,000 for stabilization of the hole. Then about \$200,000 for a pedestrian walkway through to the back of the Legion Parking Lot. Working with property holders in that back lot for reorganizing and improving that parking lot.

## USDA

The Town is now eligible for many programs. \$1 Million in environmental bond bill for the digester. USDA may be able to provide some assistance. MassDEP was also interested in spending grant funds for a regional program. Total Cost of project \$8-\$10 million. Waste is currently going to Cranston RI and Lowell, MA.

The Library needs 9 votes to move forward. 7 vote on Council are yeses. The Library is trying to raise 2 million from private citizens, the state gave us 9 million, through value engineering the town probably will spend \$6 Million. The paper's comment about saving \$3 Million

What's the use of the library after? It's a historical building. It could be a museum, children's museum or could be sold and reused. There are many possibilities for it.

The Library gets 500 visits a day. New libraries showcase the values of the community.

NancyHazard has started creating a project list. Alphabetical by the project name, who the contact is, updates, and completion date. Too many moving parts to keep track of these.

Next Meeting - August

Adjourn 5:53pm